



2022 BTS PLUS SIZE CONSTRUCTION | OPENS IN JANUARY



BRAND NEW DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

HIGHWAY 20, RUSHVILLE, NE 69360

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI, OH 45241
513.657.3645

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INVESTMENT SUMMARY

List Price:	\$1,624,975
Current NOI:	\$99,936.00
Initial Cap Rate:	6.15%
Land Acreage:	+/- 1.93
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$152.72
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.15%

INVESTMENT OFFERING

We are pleased to present this brand new 10,640 SF. Dollar General store located in Rushville, Nebraska. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 Year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is on track to complete construction and open in January 2023.

This Dollar General is highly visible as it is strategically positioned on Highway 20 which sees 2,480 cars per day and is across the street from Super Foods grocery store. The 10 mile population from the site is 1,316 and the 3 mile average household income is \$57,317 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 6.15% cap rate based on NOI of \$99,936.



PRICE \$1,624,975



CAP RATE 6.15%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **2022 BTS Construction | Plus Size Footprint**
- 4 (5 Year) Options | 10% Increases At Each Option
- 3 Mile Household Income \$57,317
- 10 Mile Population 1,316
- **2,480 Cars Per Day on Highway 20**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **On a Main Thoroughfare Connecting Cities**
- **The Only Dollar General Store Within 15 Miles**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$99,936.00	\$9.39
Gross Income	\$99,936.00	\$9.39
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$99,936.00	\$9.39

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.93 Acres
Building Size:	10,640 SF
Traffic Count 1:	2,480
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$99,936.00
Rent PSF:	\$9.39
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Repesnibility
Lease Start Date:	1/22/2023
Lease Expiration Date:	1/30/2038
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP



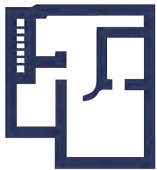
S&P:
BBB

DOLLAR GENERAL

HIGHWAY 20, RUSHVILLE, NE 69360 



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	1/22/2023	1/30/2038	\$99,936	100.0	\$9.39
			Option 1	\$109,920		\$10.33
			Option 2	\$120,924		\$11.36
			Option 3	\$133,008		\$12.50
			Option 4	\$146,316		\$13.75
Totals/Averages	10,640			\$99,936		\$9.39



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$99,936.00



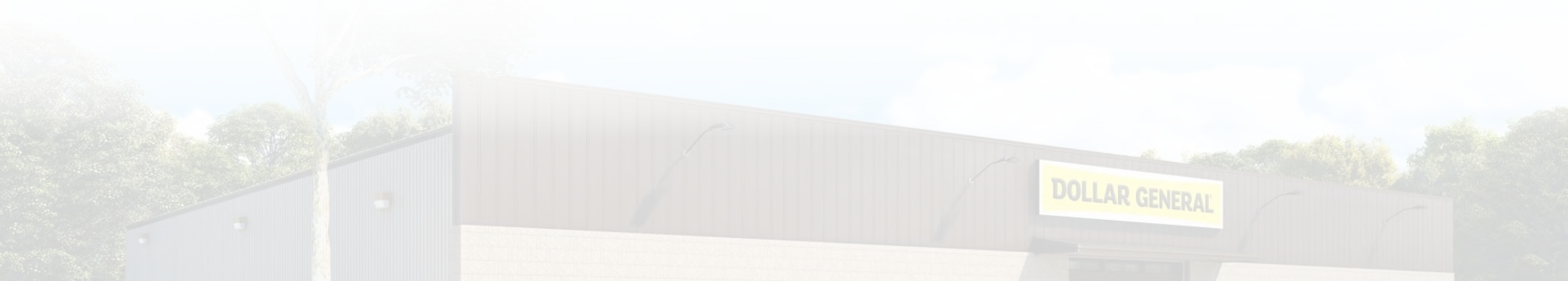
OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.39



NUMBER OF TENANTS
1



DOLLAR GENERAL

HIGHWAY 20, RUSHVILLE, NE 69360 

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2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES



83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



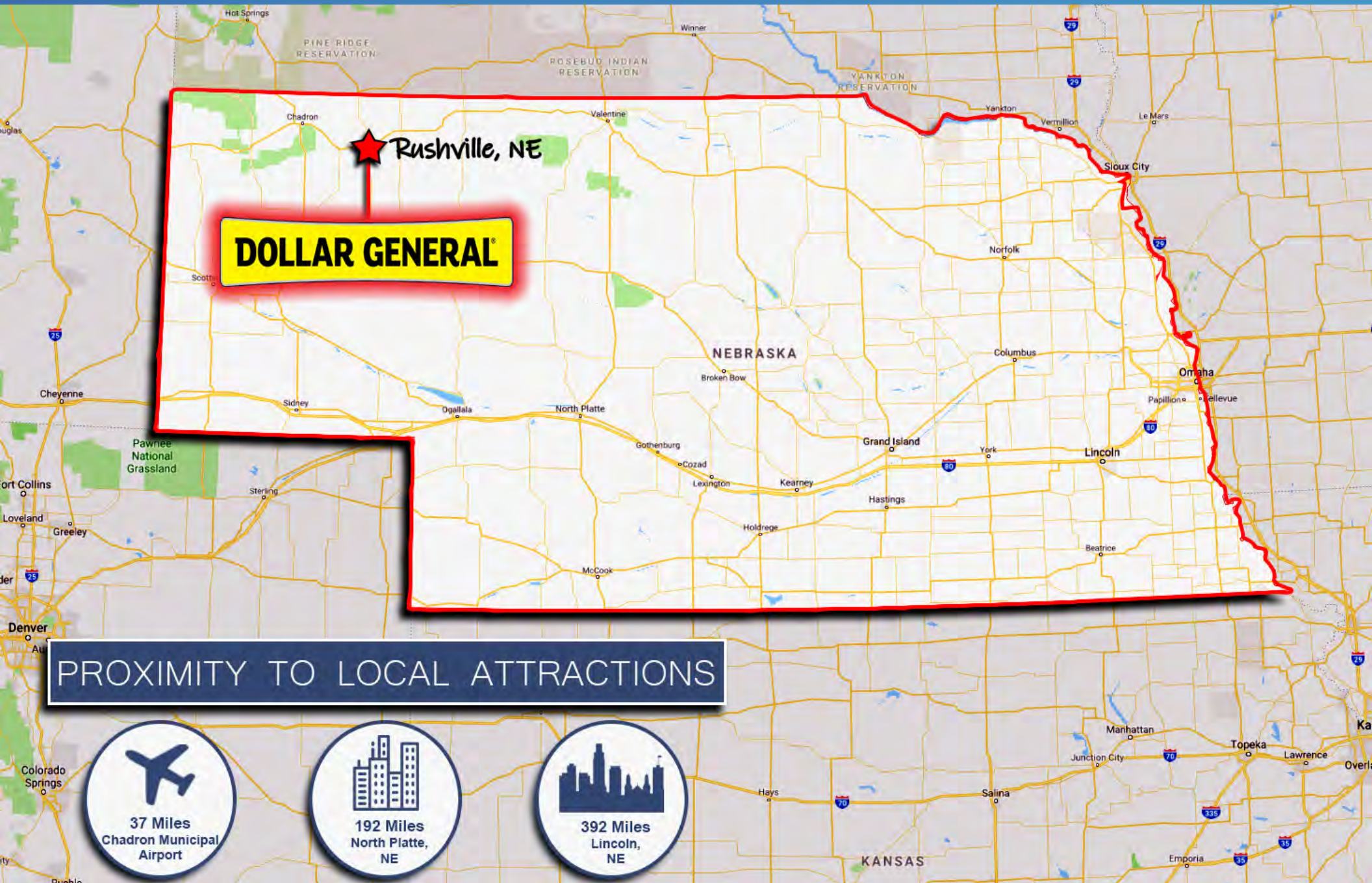
18,000+ STORES ACROSS 47 STATES



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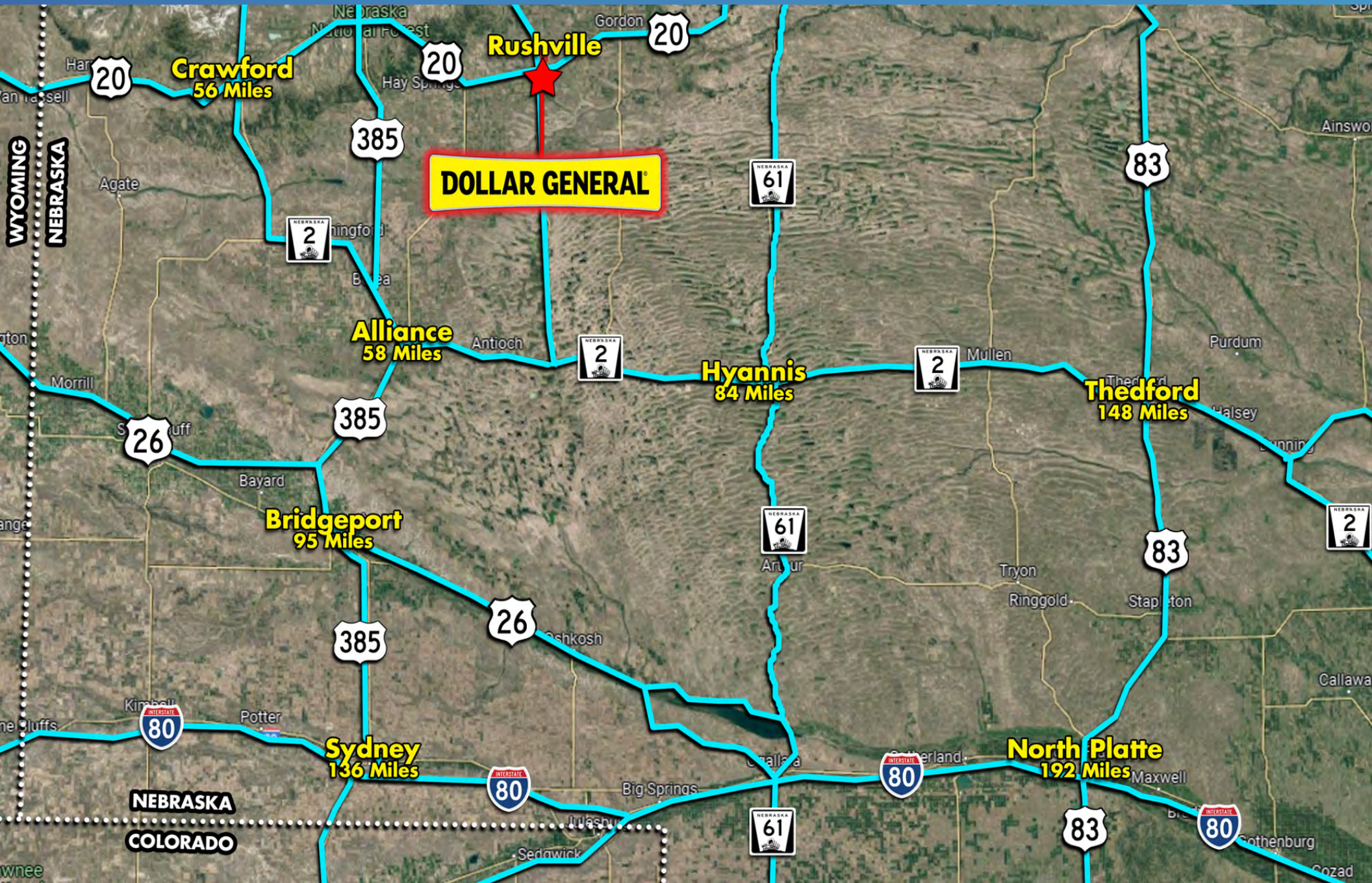
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DOLLAR GENERAL

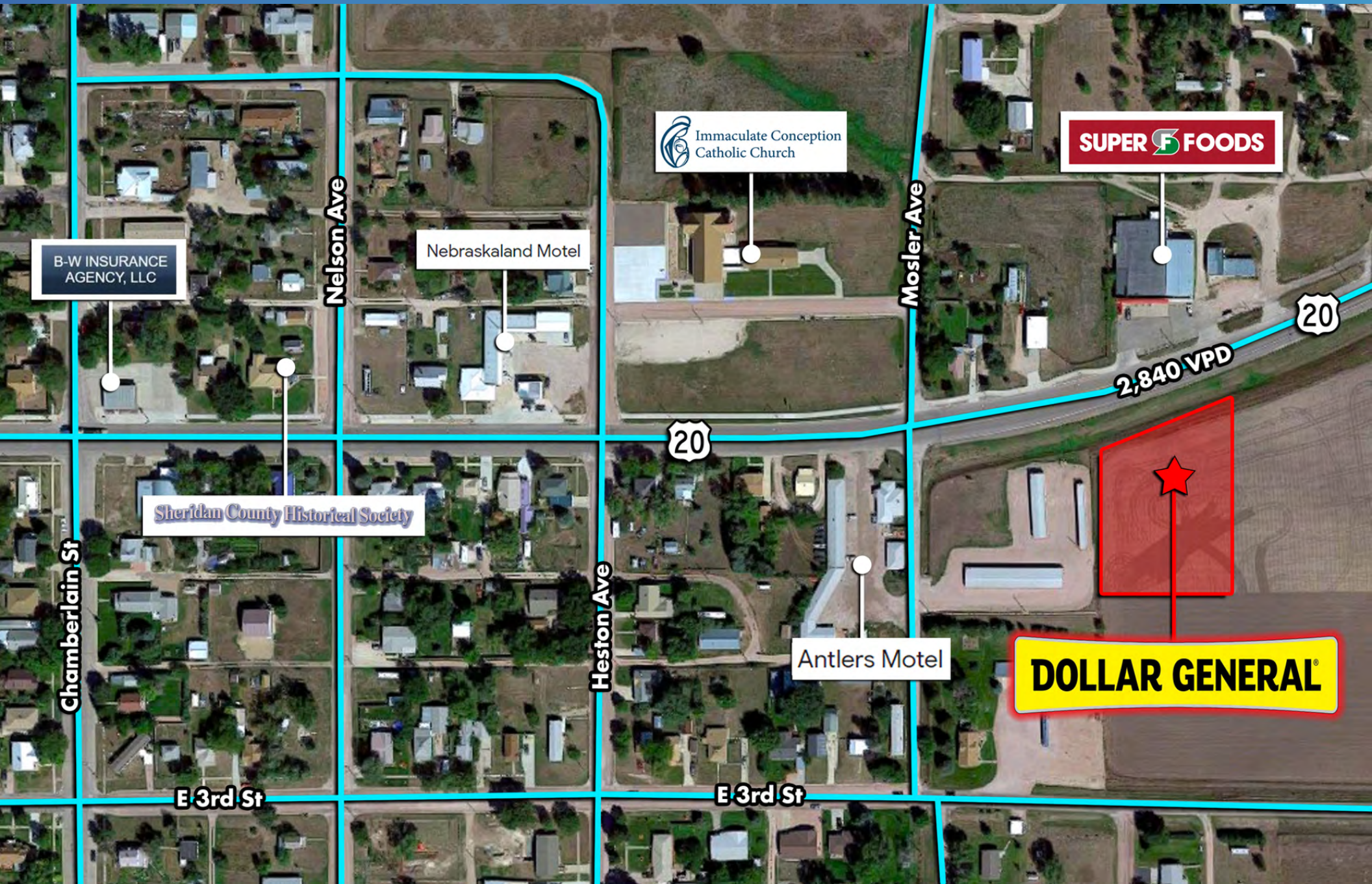
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Rushville, the county seat of Sheridan County, is located in the northwestern section of Nebraska, 90 miles east of the Wyoming border and 25 miles from the South Dakota state line. U.S. Highway 20 and Nebraska Highway 87 intersect one mile west of Rushville. Nebraska Highway 250 runs south of Rushville to connect with Nebraska Highway 2. Rushville is 312 miles northeast of Denver, Colo.; 450 miles northwest of Omaha, Neb.; and 130 miles southeast of Rapid City, S.D.

Basic economic activities of Rushville, a county seat town, include farming, ranching, cattle feeding, retailing, manufacturing and tourism. The area boasts excellent deer, turkey, pheasant and grouse hunting, attracting many sports enthusiasts each year. If you're looking for a safe, quiet, friendly and inexpensive place to stay while exploring the area, check us out. Many popular attractions are within two hours of Rushville.

The Sandridge Golf Course was built in the early 90's by a group of local individuals that loved the game of golf. Since that time, the City of Rushville has taken over the course. Sandridge is 9 holes.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	957	1,032	1,316
Median Age	42.9	43.4	44.6
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	428	460	581
Average HH Income	\$57,317	\$59,407	\$63,655
Median House Value	\$79,939	\$82,670	\$89,670
Consumer Spending	\$10.9 M	\$12.1 M	\$16.3 M





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